



The Eagle House & Rasam Restaurant

18-20 Glashule Road, Glashule, Co. Dublin

For Sale by Private Treaty
(Tenants not affected)

- Substantial pub and restaurant investment property extending to approx. 634 Sq. m
- High profile landmark property situated within the centre of Glashule Village
- Attractive investment with a total net rental income of €201,000 and a positive rental history

The Eagle House

& Rasam Restaurant



Location

The subject property occupies a profile corner trading position in Glathule Village, a south Dublin suburban seaside village approximately 13km from the city centre which is easily accessible from Dun Laoghaire and Dalkey Village.

The village hosts numerous complementary retail and restaurant users including the renowned Cavistons Food Emporium and Mitchell & Son Wine Merchants.

The property is situated less than 300m from Sandycove and Glathule Dart station which together with the numerous bus services connect Glathule to the city centre and Bray.

The property is surrounded by many popular amenities that draw people to the district including Peoples Park, Dun Laoghaire Harbour & Pier, Pavillion Theatre, Sandycove Promenade, Sandycove Harbour and Forty Foot bathing.

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Description

18-20 Glashule Road is a two storey building extending to approximately 634 sq.m over ground and first floor and also has the benefit of two outdoor beer garden /smoking areas and public car park for approx. 15 cars.

Internally the property comprises a ground floor licensed premises with first floor restaurant with each unit enjoying independent access.

The ground floor licensed premises extends to approx. 382 sq.m and is fitted to a traditional style comprising a public bar and lounge bar together with commercial kitchen and all the necessary toilet, service and storage accommodation.

Located over the entire first floor is a restaurant extending to approx. 252 sq.m which caters for 90 covers and enjoying a premium restaurant specification includes wood flooring, plastered and painted walls and a fully fitted commercial kitchen.

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Title

The ground floor licensed premises and much of the first floor restaurant are held under freehold /long leasehold title.

A portion of the first floor restaurant which extends to approx. 80 sq.m and comprises the first floor of no.20 Glasthule Rd is held under a lease from a third party under the following terms:

- Term:** 10 years from August 2017
- Rent:** €17,500 per annum
- Rent Review:** Every Five Years



Tenants

The property is let under two tenancies;

The ground floor Eagle House licensed premises to Liam & Liam Tavern Limited on new 5-year lease from May 2015 at a rent of €156,000 per annum until May 2020 when the lease expires. The Eagle House is a well-run licensed premises operating a high volume food and beverage business derived from the substantial local population together with visitors to the district.

The first floor Rasam Restaurant is leased to Tanjores Restaurant limited from October 2003 with an unexpired term of 21 years. The rent is abated by agreement to €62,500 up until the rent review date in 2028.Tanjores Restaurant ltd have occupied and traded the restaurant successfully for 14 years providing a high quality product offering that is well supported locally.

Licence: Ordinary 7-Day Publican’s Licence

Tenancy & Accommodation Schedule

Floor	Area (Sq.M)	Tenant	Term Commencement	Term	Rent	Rent Review
Ground Floor	382	Liam & Liam Tavern Limited	1st May 2015	5 Years	€156,000 p.a	N/A
First Floor	252	Tanjores Restaurant Limited	1st October 2003	35 years	€62,500 p.a	Every 5 Years (upwards only) agreement to abate the rent to current level until 2028

Commercial Rates Schedule

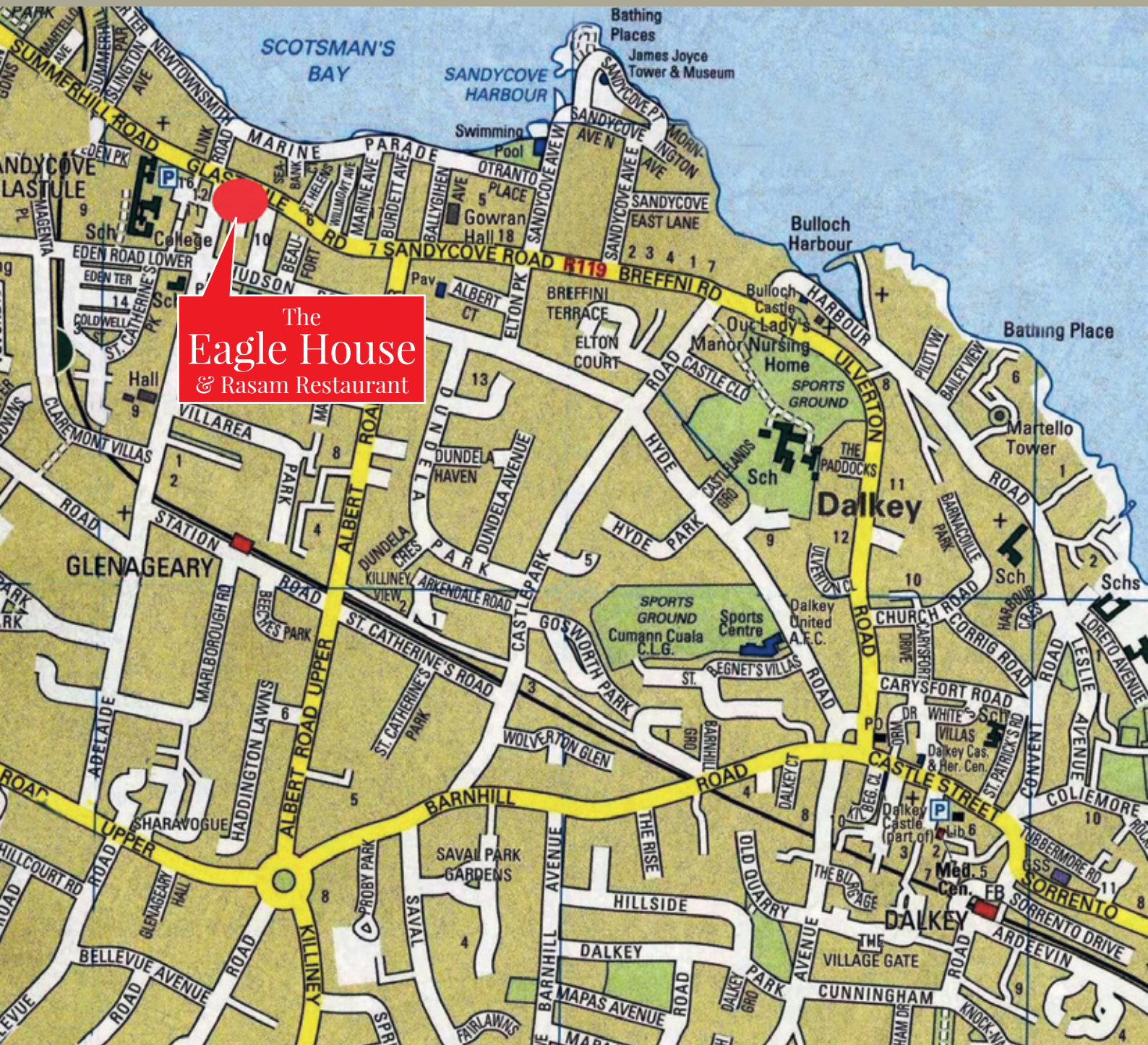
	Pub	Restaurant
Rateable Valuation:	€158,600	€60,300
Rate Multiplier:	0.1648	0.1648
Rates Bill 2017:	€26,137.28	€9,937.44

BER Details

BER Rating	BER No.	Energy Performance Indicator kWh/m2/yr
C2	800602542	865.41

Location Map

Not to Scale (for identification purposes only)



Property Boundary Site Map



- Site Outline Red: Freehold
- Site Outline Blue: Leasehold (First Floor only)
- Not to Scale (for identification purposes only)

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Viewing strictly by prior appointment with Sole Agent.



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